

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Nappanee  
Allocation Code T20153  
Allocation Area Name Consolidated Nappanee Union

## Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>2,418,577</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>1,936,723</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$4,355,300</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>4,335,700</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>0</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$4,335,700</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.99550</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$2,407,693</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,928,007</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.2154</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$61,993</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.2154</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.99550</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Edgar A. Boud  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R2 / 5-18)

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Nappanee  
Allocation Code T20154  
Allocation Area Name Consolidated Nappanee Locke

Form Prepared By:  
Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakerully.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	3,877,333	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	1,206,367	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$5,083,700
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	4,709,800	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	0	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$4,709,800
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.92645
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$3,592,155
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$1,117,645
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		3.2464
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$36,283
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		3.2464
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.92645

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment, as certified above, is approved by the Department of Local Government Finance.

Adrian Bryant  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
 Jurisdiction Millersburg  
 Allocation Code T20161  
 Allocation Area Name Millersburg Forest River

Form Prepared By:  
 Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@baker-tilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>5,010,563</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>2,729,067</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$7,739,630</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>7,908,150</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>28,300</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$7,879,850</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.01812</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$5,101,354</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$2,806,796</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.6335</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$73,917</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.6335</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.01812</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
 County Auditor (Signature)

Patricia A. Pickens  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Syracuse  
Allocation Code T20162  
Allocation Area Name Syracuse Technology Park

Form Prepared By:  
Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@baktilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	0
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	0
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$0
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	201,000
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	201,000
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$0
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	0.00000
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$0
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	\$201,000
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	1.3304
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	\$2,674
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	1.3304
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	0.00000

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year) 8/8/19  
Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

[Signature]  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)



# TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
Jurisdiction Middlebury  
Allocation Code T20163  
Allocation Area Name Downtown Middlebury

Form Prepared By:

Name Jason G. Semler  
Unit/Company Baker Tilly Municipal Advisors, LLC  
Telephone Number (317) 465-1500  
E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	6,301,830	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	7,183,115	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		\$13,484,945
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	13,541,702	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	59,700	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	0	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		\$13,482,002
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		0.99978
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		\$6,300,444
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		\$7,241,258
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		2.7311
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		\$197,766
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		2.7311
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		0.99978

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
County Auditor (Signature)

Patricia A. Pickens  
County Auditor (Printed)

## DEPARTMENT OF LOCAL GOVERNMENT FINANCE CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Adrian Beaudry  
Commissioner, Department of Local Government Finance

8/9/19  
Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
 Jurisdiction Elkhart County  
 Allocation Code T20164  
 Allocation Area Name Loves Elkhart Northeast Corridor

## Form Prepared By:

Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakerilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>56,824</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>557,741</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$614,565</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>3,190,655</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,740,000</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>139,100</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$589,755</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>0.95963</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$54,530</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$3,136,125</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>3.9812</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$124,855</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>3.9812</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>0.95963</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
 County Auditor (Signature)

Patricia A. Pickens  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Wesley B. Broun  
 Commissioner, Department of Local Government Finance

8/9/19  
 Date (month, day, year)

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

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PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
 Jurisdiction Middlebury  
 Allocation Code T20168  
 Allocation Area Name Middlebury Downtown 2

## Form Prepared By:

Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakerully.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>1,433,600</u>	
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>0</u>	
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)		<u>\$1,433,600</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>2,516,400</u>	
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>1,082,800</u>	
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>	
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>	
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>	
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area		<u>\$1,433,600</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)		<u>1.00000</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)		<u>\$1,433,600</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)		<u>\$1,082,800</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)		<u>2.7311</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)		<u>\$29,572</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area		<u>2.7311</u>
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)		<u>1.00000</u>

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

Patricia A. Pickens  
 County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name

The base assessed value adjustments as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

8/9/19

Date (month, day, year)



## TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
 Jurisdiction City of Elkhart  
 Allocation Code T20169  
 Allocation Area Name Easy Shoppe Plaza

Form Prepared By:  
 Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	2,407,564
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	0
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	\$2,407,564
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	1,454,900
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	69,223
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	1,027,570
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	0
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	0
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	\$2,413,247
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	1.00236
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	\$2,413,246
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	(\$958,346)
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	3.5872
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	(\$34,378)
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	3.5872
2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)	1.00236

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Dated (month, day, year)

8/8/19

County Auditor (Signature)

Patricia A. Pickens

County Auditor (Printed)

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
 CERTIFICATION OF TIF BASE NEUTRALIZATION

Allocation Area Name

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Commissioner, Department of Local Government Finance

Date (month, day, year)

8/9/19

**TIF ALLOCATION AREA REAL PROPERTY BASE NEUTRALIZATION WORKSHEET 2019 PAY 2020**

State Form 56059 (R2 / 5-18)

PRESCRIBED BY THE DEPARTMENT OF LOCAL GOVERNMENT FINANCE

NOTE: DO NOT INCLUDE PERSONAL PROPERTY VALUES.

County Elkhart  
 Jurisdiction City of Goshen  
 Allocation Code T20170  
 Allocation Area Name Lippert/Dierdorff

Form Prepared By:  
 Name Jason G. Semler  
 Unit/Company Baker Tilly Municipal Advisors, LLC  
 Telephone Number (317) 465-1500  
 E-mail Address Jason.Semler@bakertilly.com

1) 2018 Pay 2019 Base Assessed Value of Allocation Area	<u>52,422,810</u>
2) 2018 Pay 2019 Incremental Assessed Value of Allocation Area	<u>0</u>
3) 2018 Pay 2019 Total (Real) Assessed Value of Allocation Area (Line 1 + Line 2)	<u>\$52,422,810</u>
4) 2019 Pay 2020 Net Assessed Value of Allocation Area	<u>55,117,231</u>
5) 2019 Pay 2020 Net Assessed Value Growth in Allocation Area Due to New Construction or a Change in Tax Status	<u>2,231,400</u>
6) 2019 Pay 2020 Net Assessed Value Decrease in Allocation Area Due to Demolition or a Change in Tax Status	<u>0</u>
7) 2019 Pay 2020 Net Assessed Value Growth as a Result of Abatement Roll-Off in Allocation Area	<u>0</u>
8) Estimated Assessed Value Decrease Due to 2019 Pay 2020 Appeals Settlements in Allocation Area	<u>0</u>
9) 2019 Pay 2020 Adjusted Net Assessed Value of Allocation Area	<u>\$52,885,831</u>
10) 2019 Pay 2020 Neutralization Factor (Line 9 / Line 3) (Round to Five Decimal Places)	<u>1.00883</u>
11) 2019 Pay 2020 Adjusted Base Assessed Value of Allocation Area (Line 1 * Line 10)	<u>\$52,885,703</u>
12) 2019 Pay 2020 Incremental Assessed Value of Allocation Area (Line 4 - Line 11)	<u>\$2,231,528</u>
13) Estimated 2019 Pay 2020 Tax Rate for the Allocation Area (Round to Four Decimal Places)	<u>3.2582</u>
14) Estimated 2019 Pay 2020 Incremental Tax Revenue ((Line 12/100) * Line 13)	<u>\$72,708</u>
15) Actual 2018 Pay 2019 Tax Rate for the Allocation Area	<u>3.2582</u>

**2019 PAY 2020 BASE NEUTRALIZATION FACTOR FOR ALLOCATION AREA (LINE 10)****1.00883**

I, Patricia A. Pickens Auditor, of Elkhart County, certify to the best of my knowledge that the above base assessed value calculation is full, true and complete for the tax increment finance allocation area identified above.

Date (month, day, year)

8/8/19

Patricia A. Pickens  
 County Auditor (Signature)

Patricia A. Pickens  
 County Auditor (Printed)

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE**  
**CERTIFICATION OF TIF BASE NEUTRALIZATION**

Allocation Area Name \_\_\_\_\_

The base assessed value adjustment as certified above, is approved by the Department of Local Government Finance.

Walter J. Brand  
 Commissioner, Department of Local Government Finance

8/9/19  
 Date (month, day, year)